147.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,400 / 826,400
					USE VALUE:	826,400 / 826,400
					ASSESSED:	826,400 / 826,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOBO KATHERINE M. D.
Owner 2:	
Owner 3:	
Street 1:	98 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON PATRICIA S -
Owner 2:	LOBO M. D. KATHERINE -
Street 1:	98 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 2183 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	370,400		456,000	826,400
Total Card	0.115	370,400		456,000	826,400
Total Parcel	0.115	370,400		456,000	826,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.49 | /Parcel: 378.49

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 96684

GIS Ref

GIS Ref

Insp Date 05/30/18

!11498!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	370,400	0	5,000.	456,000	826,400		Year end	12/23/2021
2021	101	FV	359,500	0	5,000.	456,000	815,500		Year End Roll	12/10/2020
2020	101	FV	359,300	0	5,000.	456,000	815,300	815,300	Year End Roll	12/18/2019
2019	101	FV	285,200	0	5,000.	427,500	712,700	712,700	Year End Roll	1/3/2019
2018	101	FV	280,000	0	5,000.	353,400	633,400	633,400	Year End Roll	12/20/2017
2017	101	FV	280,000	0	5,000.	324,900	604,900	604,900	Year End Roll	1/3/2017
2016	101	FV	280,000	0	5,000.	296,400	576,400	576,400	Year End	1/4/2016
2015	101	FV	264,800	0	5,000.	290,700	555,500	555,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:37:14

LAST REV

Date	Time
06/18/18	13:53:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11498

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON PATRIC	68188-329		10/12/2016	Convenience	99	No	No		
DAVIDSON PATRIC	53352-83		8/7/2009	Family	1	No	No		
DAVIDSON KATHER	36413-354		9/11/2002	Family	1	No	No		
DAVIDSON PATRIC	25727-506		10/12/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2017	136	Redo Bat	30,000	O				
5/18/2011	458	Add Bath	20,000					FBTH IN BMT
4/20/2010	334	Re-Roof	4,550					
9/1/1993	427	Manual	9,419					RETAINING WALL

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Inspected	BS	Barbara S
4/23/2018	MEAS&NOTICE	BS	Barbara S
11/19/2008	Meas/Inspect	336	PATRIOT
1/14/2000	Inspected	263	PATRIOT
11/17/1999	Measured	272	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96684
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	180.747
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455050
Depreciation:	84639
Depreciated Total:	370411

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

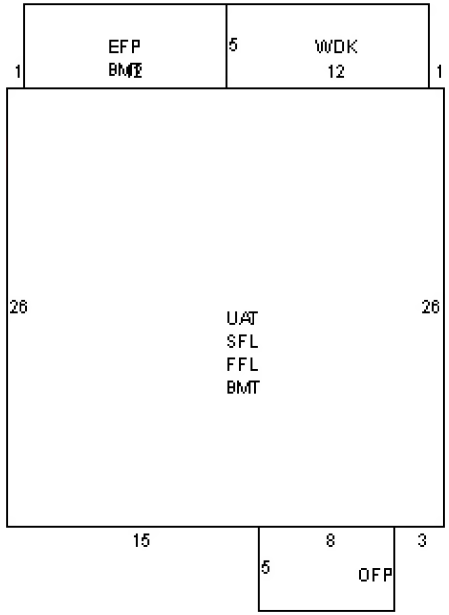
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.75
Special Features:	0	Val/Su Net:	153.25
Final Total:	370400	Val/Su SzAd	273.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	736	112.790	83,011
FFL	First Floor	676	180.750	122,185
SFL	Second Floor	676	180.750	122,185
UAT	Upper Attic	169	126.520	21,382
EFP	Enclos Porch	60	74.770	4,486
WDK	Deck	60	16.480	989
OFP	Open Porch	40	45.320	1,813
	Net Sketched Area:	2,417	Total:	356,051
Size Ad	1352	Gross Area	2924	FinArea 2183

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

147.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc